002.0	0001	0030.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	822,700 / 822,700
					USE VALUE:	822,700 / 822,700
					ASSESSED:	822,700 / 822,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
135	-135A	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PHELAN MICHELE J
Owner 2:	
Owner 3:	
Street 1:	135 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .072 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1930, having primarily Copm. Clap Exterior and 1853 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3146.000	410,600	600	411,500	822,700
Total Card	0.072	410,600	600	411,500	822,700
Total Parcel	0.072	410,600	600	411,500	822,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.98 /Parcel: 443.98

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 1410

GIS Ref

GIS Ref

Insp Date 08/25/17

!141!

PREVIOUS ASSESSMENT

Parcel ID 002.0-0001-0030.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	410,600	600	3,146.	411,500	822,700		Year end	12/23/2021
2021	104	FV	391,400	600	3,146.	411,500	803,500		Year End Roll	12/10/2020
2020	104	FV	391,600	600	3,146.	411,500	803,700	803,700	Year End Roll	12/18/2019
2019	104	FV	321,300	600	3,146.	437,200	759,100	759,100	Year End Roll	1/3/2019
2018	104	FV	321,300	600	3,146.	318,900	640,800	640,800	Year End Roll	12/20/2017
2017	104	FV	301,700	0	3,146.	277,800	579,500	579,500	Year End Roll	1/3/2017
2016	104	FV	301,700	0	3,146.	236,600	538,300	538,300	Year End	1/4/2016
2015	104	FV	252,500	0	3,146.	231,500	484,000	484,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:03:56

LAST REV

Date	Time
08/05/19	09:13:37
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 141

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PONTICELLI RICH	28970-211		8/14/1998		238,500	No	No	Y	

USER DEFINED

Prior Id # 1:	1410
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2018	1336	Redo Kit	3,200	C				
10/20/2009	1017	Re-Roof	5,500					
4/29/2008	414	Siding	37,638			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
1/31/2009	Measured	345	PATRIOT
11/2/2000	Hearing N/C	201	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	163	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3146		Sq. Ft.	Site		0	80.	1.64	1									411,504						411,500	

Total AC/HA:	0.07222	Total SF/SM:	3146	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	411,504	Spl Credit		Total:	411,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.21664858
Const Adj.:	0.97218001
Adj $ / SQ:	201.076
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	557874
Depreciation:	147279
Depreciated Total:	410595

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	
1	5	3	
Totals			
2	9	4	

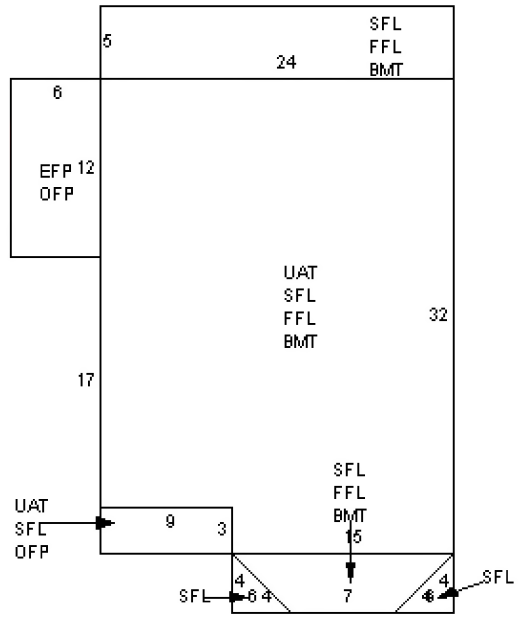
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	201.08
Special Features:	0	Val/Su Net:	131.56
Final Total:	410600	Val/Su SzAd	221.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	948	201.080	190,620
BMT	Basement	905	60.320	54,592
FFL	First Floor	905	201.080	181,974
UAT	Upper Attic	192	80.430	15,443
OFP	Open Porch	99	32.240	3,192
EFP	Enclos Porch	72	63.230	4,552

Net Sketched Area:	3,121			Total:	450,373
Size Ad	1853	Gross Area	3697	FinArea	1853

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 002.0-0001-0030.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600